



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING  
OFFICE OF FIELD OPERATIONS

October 22, 2013

Jennifer Taylor  
Acting Chairperson, Board of Commissioners  
Omaha Housing Authority  
6459 Cuming St  
Omaha, NE 68132

Dear Ms. Taylor:

The purpose of this letter is to convey the results of the forensic audit, conducted during 2012-2013 at the Omaha Housing Authority (OHA). On July 8, 2012, HUD retained Mayer, Hoffman, McCann P.C. (MHM) to provide forensic audit and attestation services in order to determine whether there have been any irregularities in OHA's management of its programs during the review period of January 1, 2001 to December 31, 2012. HUD acknowledges that in some areas, OHA has already addressed some of the deficiencies identified in the report issued in April 2013.

In addition to the progress made by interim leadership at OHA since the time the report was first commissioned and the fact that some items in the report are under on-going investigation by the Department, this transmittal includes a summary of findings from the audit with recommendations that have been determined thus far by HUD. We are providing this information so that the Board can be aware of the audit findings and consider HUD's recommendations to correct deficiencies and address the root cause of performance issues as it exercises its fiduciary responsibilities.

The Public Housing Agency Recovery and Sustainability (PHARS) team will continue working with OHA to develop and implement a recovery agreement to identify outcomes and strategies to address each finding and ensure the PHA achieves a sustainable level of performance. Additionally, OHA is expected to continue negotiations and enter into Repayment Agreement(s) in a timely manner for the misallocated funds identified in the report.

MHM examined areas and documentation related to: 1) Fraud, 2) Impermissible Use of Federal Funds [fund transfers], 3) Governance, including conflicts of interest, and 4) Financial Management, including management and oversight, questioned costs/duplicate payment, and property accounting. MHM specifically obtained and analyzed the following critical documentation to conduct its audit: Audited financial statements for OHA, Housing in Omaha, Inc. (HIO), and tax credit partnerships; accounting and payroll data from OHA's accounting system and payroll systems; board minutes, agendas and reports for both OHA and HIO; policies, procedures, and records related to finance, payroll, and procurement; reports and documents filed with HUD; internal memos and emails from/to OHA and HIO employees; and

reports on or on behalf of OHA/HIO by external companies and organizations. In addition, MHM conducted interviews with former and current board members and employees to develop a coherent narrative of the major events, understand the roles played by individual actors, and investigate any possible fraud or abuse.

Please do not hesitate to contact me at [Andrew.L.Boeddeker@hud.gov](mailto:Andrew.L.Boeddeker@hud.gov) or (913) 551-5582 or the PHARS Team Lead, Maren Trochmann, at [Maren.B.Trochmann@hud.gov](mailto:Maren.B.Trochmann@hud.gov) or (303) 672-5231 should you have any questions. Thank you in advance for your consideration of the provided information. We look forward to working with you and OHA to bring the housing authority to a sustainable and desirable level of performance.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew L. Boeddeker".

Andrew L. Boeddeker  
Regional Public Housing Director

Enclosure

cc: Clifford Scott, Executive Director  
Omaha Housing Authority

The Honorable Jean Stothert, Mayor  
City of Omaha

Department of Housing and Urban Development, Departmental Enforcement Center

Earl E. Redrick, Omaha Field Office Director

Debi Lingwall, Program Center Coordinator

# April 12, 2013 Forensic Audit Report

## Summary of Findings & Recommendations

### 1. IMPERMISSIBLE USE OF FEDERAL FUNDS [Fund Transfers]

#### *Findings:*

1. Fund transfers to Housing in Omaha, Inc. (HIO) were made from the Public Housing – 5H Homeownership and Section 8 accounts. As of December 31, 2012, the outstanding balance stands at \$1,438,317 for 5H Homeownership Account and \$1,103,287 for Section 8 Account. Such fund transfers constitute inappropriate and impermissible use of federal funds as these funds are to be used only for the approved programmatic purposes. The underlying causes that necessitated the fund transfers were deficits in HIO in two stages: 1) the “development” stage in which HIO incurred a deficit of \$1.6 million while striving to meet the deadline for the Hawkins settlement (See Exhibit 1), and 2) the “operations” stage in which HIO essentially has been paying for and allocating expenses to the eight tax credit partnerships (LLPs) for managing and maintaining the eight mixed finance properties. (HIO is the general partner in all of these eight LLPs.) MHM determined that due to a number of factors, i.e. opaque and complex accounting, it was difficult to accurately estimate the operational deficits but the funds transferred from restricted accounts to fund both the developmental and operational deficits stand at \$2,541,604. Also, the combined trial balance (unaudited) for the eight LLPs shows a total liability of \$2,758,725 as of December 31, 2012 to HIO. (See Exhibit 2, balances in the highlighted Account # 144-0000 & 312-1000) Since HIO didn’t have surplus funds of its own, it funded these deficits by transferring funds from 5H Homeownership and Section 8 Accounts. MHM estimates that the total deficits were several hundred thousand to a million dollars higher since HIO generated \$386,000 in cash surplus from its commercial properties and OHA has transferred funds from COCC in the last 3 years to fund HIO operations.
2. MHM determined that there was a lack of due diligence and adequate financial scrutiny performed by HIO and OHA board members. Adequate scrutiny would have identified the funds transferred and the underlying financial losses leading to the transfers.
3. OHA’s independent auditors failed to raise questions regarding fund transfers. The auditors for the years 2001 through 2006 did not raise questions regarding fund transfers in their management letters. The auditors for the years 2007 through 2010 did not raise questions regarding the permissibility of the fund transfers until the 2010 audit.

#### *Recommendations:*

1. OHA needs to create a financially feasible plan to a) eliminate continuing operational losses on a cash basis in the three properties identified by MHM: Ernie Chambers Court, Keystone, and North Omaha Homes, and b) to repay the funds transferred to the source programs/accounts from non-federal funds.
2. OHA should set up strict restrictions on fund transfers from program accounts, which should include performing independent testing and Board review at least annually to ensure that no impermissible transfers are made.

### 2. GOVERNANCE

#### A. Conflict of Interest

##### *Findings:*

1. MHM identified a pattern of conflict of interest violations by Board Commissioners. The details of this finding are sensitive and pre-decisional at this time.
2. MHM found that the resident commissioner has routinely received benefits in excess of expenses necessary to discharge her official duties. Such actions violate Nebraska Housing Agency Act which prohibits housing authority commissioners from receiving anything other than reimbursement for necessary expenses for the discharge of their official duties.

##### *Recommendations:*

1. OHA Board and staff must follow and enforce all housing authority policies related to conflicts of interest and ethics.
2. All benefits received by any board commissioner must comply with local, state and federal laws and regulatory requirements.

# April 12, 2013 Forensic Audit Report

## Summary of Findings & Recommendations

### B. Political Interference/Influence

#### *Finding:*

1. MHM found inappropriate interference under the Board of Commissioners from 2003 through 2010 and continued political influence under the Board in which two elected officials were serving as Commissioners. Elected officials serving on the board have improperly influenced several management decisions, i.e. reversing a staff termination through extraordinary change in personnel policy, pushing contracts to preferred vendors against management's recommendations, raising the question as to whether they were serving the "constituents' interests" or OHA's best interests. Through their leadership, the board questioned and overturned management's decision authority by adopting a personnel policy that allows employees to appeal their terminations directly to the board.

#### *Recommendation:*

1. Board members should be appointed based on appropriate expertise and background and trained on the content and boundaries of their fiduciary responsibilities. Board members should serve the interests of the entire Omaha community and further OHA's mission.

### C. Compliance and Legal Oversight

#### *Finding:*

1. OHA lacks a dedicated focus on regulatory compliance and legal oversight at the board and management levels. OHA faces a total liability of \$2.8M from this report. Incidentally, OHA had to repay program accounts \$2.7M in 2006 for almost identical actions in the 1990's (impermissible fund transfers and inappropriate use of the funds).

#### *Recommendation:*

1. OHA Board and management need an enhanced focus on financial risk management, regulatory compliance and legal oversight. The Board should consider establishing a Risk Management Committee that would focus on Enterprise risks, regulatory compliance, and legal and internal control matters.

## 3. FINANCIAL MANAGEMENT

### A. Management and Oversight

#### *Findings:*

1. Poor decisions were made regarding the financial sustainability of the HIO properties mentioned above. Both OHA and HIO boards previously lacked members with requisite financial expertise.
2. MHM found a lack of internal control as evidenced by the fact that the former Finance Director seemed to be the only person with detailed knowledge of many accounting/financial decisions i.e. administrative allocations, capital fund spending, and accounting expertise.
3. Financial reporting to the board runs into hundreds of pages with voluminous data. The Board packets do not provide concise executive dashboards that facilitate the Board's review and fulfillment of its fiduciary responsibility. The lack of concise financial reporting has significantly contributed to the lack of effective oversight and guidance by OHA/HIO commissioners.

#### *Recommendations:*

1. While looking for their next Finance Director, OHA is advised to look for someone with experience in strategic financial leadership/real estate management and deep expertise in HUD programs and accounting.
2. Financial reporting to the Board should be condensed to include more succinct information (e.g. not more than 5 pages of financial reports including financial notes).

### B. Questioned Costs/Duplicate Payment

#### *Findings:*

1. OHA awarded and prepaid contracts in the early part of 2007 to "spend up" the ROSS grant funds. Subsequently, there were no controls in place to ensure the proper use and documentation of the funds by the vendors in accordance with federal grant rules and regulations. Federal grant

## April 12, 2013 Forensic Audit Report Summary of Findings & Recommendations

rules and regulations do not allow "prepayment" of services to be rendered after the grant period is over. Also, acceptable documentation was not submitted by two vendors for a \$146,000 contract and a \$90,000 contract.

2. OHA has made a duplicate payment in the amount of \$47,000 for a ROSS grant contract. The duplicate payment occurred because OHA had created and used two versions of a vendor name.

### *Recommendations:*

1. OHA should repay \$236,000 for the prepaid contracts. OHA should establish more effective controls around all grant funds including authorization and approval controls to prevent such instances from occurring in the future (see recommendation on Risk Management Committee).
2. OHA should recoup the duplicate payment from the vendor.

### C. Property Accounting

#### *Findings:*

1. Property accounting is inaccurate and incomplete. OHA records and tracks building improvements by program rather than program/property.
2. Capitalization of expenses was not consistent or accurate because it was not included in accounting procedures.
3. Without a detailed property accounting (i.e. listing of fixed assets) the property book values and corresponding depreciation schedules are inaccurate and possibly misleading. Misleading property book values would lead to inaccurate gain or loss calculations at the time of a sale.

#### *Recommendations:*

1. OHA should obtain an independent appraisal of all real estate properties and update their financial records accordingly.
2. OHA should consider purchasing a fixed asset software module and instituting revised procedures for property accounting.

Income and Expense Statement for 7HIODEV, HIO's Development Activities

Exhibit 1

Sum of Balance		Year						
acct	desc	Line Item Type	2004	2005	2006	2007	2008	Grand Total
7049999	TOTAL TENANT REVENUES	Subtotal				1,371.68		1,371.68
7069999	TOTAL HUD GRANTS AND SUBSIDY	Subtotal					(463,705.93)	(463,705.93)
7129999	TOTAL INVESTMENT INCOME	Subtotal					(8,446.76)	(8,446.76)
7199999	TOTAL OTHER INCOME	Subtotal		6,386.68	(814,070.48)	(542,311.22)	(32,738.75)	(1,382,733.77)
7999999	TOTAL REVENUES	Subtotal		6,386.68	(814,070.48)	(542,311.22)	(503,519.76)	(1,853,514.78)
9119900	TOTAL ADMIN SALARIES	Subtotal		911,752.87	634,683.35		(4,839.32)	1,541,596.90
9169999	TOTAL OTHER ADMIN EXPENSES	Subtotal	2,184.14	31,227.08	598,121.37	608,166.15	15,457.87	1,255,156.61
9199999	TOTAL ADMINISTRATIVE EXPENSES	Subtotal	2,184.14	31,227.08	1,509,874.24	1,242,849.50	10,618.55	2,796,753.51
9299900	TOTAL OTHER RESIDENT SERVICES	Subtotal				307.50		307.50
9299999	TOTAL RESIDENT SERVICE EXPENSES	Subtotal				307.50		307.50
9399999	TOTAL UTILITY EXPENSES	Subtotal			20.00	4,599.07		4,619.07
9419999	TOTAL MAINTENANCE SALARIES	Subtotal			123,395.48	24,776.03		148,171.51
9429900	TOTAL MAINTENANCE MATERIALS	Subtotal			12,936.83	7,390.46		20,327.29
9439999	TOTAL MAINT SERVICES AND CONTRACTS	Subtotal				6,626.19	1,999.00	8,625.19
9499999	TOTAL MAINTENANCE EXPENSES	Subtotal			167,289.33	41,042.89	1,999.00	210,331.22
9519999	TOTAL PROTECT SERV SALARIES	Subtotal				505.07		505.07
9599999	TOTAL PROTECT SERVICE EXPENSES	Subtotal			2,590.48	4,774.59		7,365.07
9619999	TOTAL INSURANCE EXP	Subtotal			238,820.51	240,533.94		479,354.45
9699999	TOTAL GENERAL EXPENSES	Subtotal			238,820.51	256,060.94	17,838.88	512,720.33
9729000	NET CASUALTY LOSS	Subtotal			35.00	643.28		678.28
9729900	TOTAL OTHER EXPENSES	Subtotal			35.00	643.28		678.28
9729999	TOTAL OPERATING EXPENSES	Subtotal	2,184.14	31,227.08	1,918,629.56	1,550,277.77	30,456.43	3,532,774.98
9799900	TOTAL NON-OPERATING EXPENSES	Subtotal			(62,191.55)	574.13		(61,617.42)
9799999	TOTAL EXPENSES	Subtotal	2,184.14	31,227.08	1,856,438.01	1,550,851.90	31,030.56	3,471,731.69
9999990	NET OPERATING INCOME (LOSS)	Subtotal	2,184.14	37,613.76	1,042,367.53	1,008,540.68	(472,489.20)	1,618,216.91

Notes:  
A. Revenues are in negative amounts and expenses in positive. There was a total loss of \$1,618,217  
B. Source of data:OHA's accounting system Yardl

**Trial Balance**

For The Period January 2012 - December 2012

Books = Accrual

Account	Description	Balance Forward	Debit	Credit	Ending Balance
111-0100	CASH - OPERATING	220,748		28,283	192,465
111-1000	CASH - VENDOR PAYMENTS	-1,940	1,940		0
112-0000	CASH - RESTRICTED	35,897	1		35,898
112-3000	REPLACEMENT RESERVE	222,883		40,722	182,161
113-3000	OPERATING RESERVE	638,118		127,784	510,334
113-3500	OHA HUD OPERATING RESERV	284,547	264		284,811
125-0000	A/R OTHER	9,173		9,173	0
125-0400	A/R NON DWELLING RENT	3,119	3,148		6,267
125-5000	A/R - LIMITED PARTNER	1,026,902			1,026,902
125-5002	DUE FROM GP	60,000			60,000
126-0000	A/R TENANTS	76,237	73,493		149,730
126-0100	ALLOWANCE FOR A/R TENANTS	-63,331			-63,331
142-0000	PREPAID INSURANCE	0	17,201		17,201
<del>144-0000</del>	<del>INTERFUND BALANCE</del>	<del>-280,569</del>		<del>13,073</del>	<del>-293,643</del>
161-0000	LAND	1,463,052			1,463,052
162-0000	BUILDINGS	27,221,095			27,221,095
162-0025	BUILDINGS - COMMERCIAL	671,475			671,475
162-0030	BUILDINGS - ACQUISITION	450,000			450,000
162-0050	BUILDINGS - INELIGIBLE	88,112			88,112
162-0100	BUILDING IMPROVEMENTS	1,323,943	68,014		1,391,957
162-0200	CONTRACT WORK IN PROCESS	0			0
162-0500	WIP - Property Tax	0	37,515		37,515
163-0000	DWELLING EQUIPMENT	439,814			439,814
164-0000	SITE IMPROVEMENTS	765,315			765,315
166-0000	ACCUMULATED DEPRECIATION	-18,640,848		377,614	-19,018,463
166-0025	ACCUM DEPR - COMMERCIAL	-211,846		17,217	-229,063
166-0050	ACCUM. DEPR. INELIGIBLE BLD	-11,385		2,186	-13,571
166-1000	ACCUM. DEPR. FURN	-354,994		41,787	-396,780
166-2000	ACCUM. DEPR. SITE IMPROVE	-496,079		110,666	-606,744
174-0100	TAX CREDIT FEES	71,655			71,655
174-1000	ACCUMULATED AMORTIZATION	-25,854		4,777	-30,631
174-3010	DEFERRED FINANCING COSTS	22,615			22,615
174-3011	DEFERRED FINANCING COSTS	-22,615			-22,615
174-3020	SYNDICATION COSTS	60,638			60,638
176-0000	INVESTMENT IN JOINT VENTUR	0	1,000		1,000
312-0000	ACCOUNTS PAYABLE	-122,795	13,713		-109,082
<del>312-1000</del>	<del>A/P GENERAL PARTNER</del>	<del>-2,355,622</del>		<del>109,460</del>	<del>-2,465,082</del>
312-2000	ACCURED MGMT FEE	-29,911			-29,911

## Trial Balance

For The Period January 2012 - December 2012

Books = Accrual

Account	Description	Balance Forward	Debit	Credit	Ending Balance
315-0000	ACCRUED R/E TAXES	-179,712		61,176	-240,888
321-1100	ACCRUED PAYROLL	0			0
321-1200	ACCRUED PAYROLL TAXES	0			0
330-1000	ACCRUED NIFA FEE	0	12,170		12,170
330-2000	ACCRUED AUDIT FEES	-23,650		18,130	-41,780
330-3000	ACCRUED EFN FEE	0		4,303	-4,303
341-0000	TENANT SECURITY DEPOSIT	-71,949		12,132	-84,081
341-0100	DEPOSIT REFUND ACCOUNT	-87	1,035		948
342-0200	TENANT PREPAID RENT	-13,311		341	-13,651
343-0000	MORTGAGE PAYABLE - CURRE	-386,402	16,024		-370,378
343-0001	ACCRUED INTEREST GP	-19,732			-19,732
343-0002	ACCRUED INTEREST TIF	-4,247		12,154	-16,400
343-0003	ACCRUED INTEREST BRIDGE	-11,886		82,081	-93,966
345-0100	CONTRACT RETAINAGE	-27,078		1,630	-28,708
351-0001	LOAN PAYABLE CDBG	-1,172,268			-1,172,268
351-0002	LOAN PAYABLE OHA	-7,081,535		315,309	-7,396,844
351-0004	MORTGAGE TIF US BANK	-124,749	13,178		-111,571
351-0005	MORTGAGE BRIDGE LOAN	-309,954			-309,954
351-0006	MORTGAGE AHP BANK OF THE	-20,250			-20,250
351-0007	ACCRUED INTEREST LONG TER	-134,981		6,000	-140,981
351-0009	ACCR INT L-T CDBG LOAN	0		4,000	-4,000
351-0010	NOTE - DED TRUST	-340,980		13,848	-354,828
351-0011	LOAN HOME FUNDS	-352,500			-352,500
351-0102	MORTGAGE-HIO	-867,461		38,228	-905,689
351-0202	MORTGAGE-OHA # 2	-346,927		14,462	-361,389
351-0302	BRIDGE LOAN EFN X	-274,453			-274,453
351-0402	BRIDGE LOAN EFN IX	-13,929			-13,929
353-0100	FSS ESCROW	0		3,912	-3,912
507-0100	CAPITAL ACCOUNT GENERAL P	-2,381,493			-2,381,493
507-0200	CAPITAL ACCOUNT LIMITED PA	759,997			759,997
507-0300	CAPITAL ACCOUNT SPECIAL LI	-80			-80
507-0500	CAPITAL Investing Member	-82,472			-82,472
508-0100	NET INVESTED IN CAPITAL ASS	-12,682,797			-12,682,797
512-0000	RETAINED EARNINGS	13,627,334		6,801	13,620,532
703-0000	DWELLING RENTS	0		452,676	-452,676
703-0500	DWELLING RENTS SUBSIDY	0		100,945	-100,945
704-0100	LATE FEES	0		11,508	-11,508
704-0200	LEGAL FEES	0		1,655	-1,655



## Trial Balance

For The Period January 2012 - December 2012

Books = Accrual

Account	Description	Balance Forward	Debit	Credit	Ending Balance
704-0300	MAINTENANCE FEES	0		8,974	-8,974
704-0500	OTHER TENANT REVENUE	0		8,007	-8,007
704-0700	FRAUD RECOVERY REVENUE	0		15,063	-15,063
712-0000	INTEREST INCOME - RESTRICT	0		3,001	-3,001
715-0100	MISCELLANEOUS INCOME	0	120		120
715-0150	Commission Income	0		158	-158
715-0300	DONATIONS - GENERAL	0		163	-163
911-0000	ADMIN SALARIES	0	87,176		87,176
912-0000	AUDIT EXPENSE	0	23,650		23,650
912-0100	ALLOC AUDIT EXPENSE	0	6,480		6,480
913-0000	MANAGEMENT FEE	0	35,259		35,259
913-0020	BOOKKEEPING FEE	0	20,333		20,333
913-0030	NIFA MONITORING FEE	0	43,679		43,679
913-0040	MHEG MONITORING FEE	0	23,936		23,936
915-0000	ADMIN EMPLOYEE BENEFITS	0	21,604		21,604
916-0100	LEGAL SERVICES - OUTSIDE	0	525		525
916-0600	MEMBERSHIPS	0	700		700
916-0700	TELEPHONE	0	4,977		4,977
916-0800	LEGAL SERVICES - INTERNAL	0	2,479		2,479
916-0900	FORMS AND PRINTING	0	303		303
916-1001	POSTAGE	0	30		30
916-1002	OFFICE SUPPLIES	0	247		247
916-1005	COMPUTER EQUIPMENT	0	103		103
916-1006	NETWORK CONNECTION LEAS	0	3,788		3,788
916-1010	CONSULTING	0	796		796
916-1011	BANK FEE	0	391		391
916-1015	MISCELLANEOUS EXPENSE	0	100		100
916-1030	PROPERTY TAX	0	208,555		208,555
918-0010	FRONT LINE SERVICE FEES	0	27,379		27,379
922-0300	RELOCATION - MOVING EXPEN	0	450		450
924-0300	FRONT LINE SERVICE FEE	0	22,374		22,374
931-0000	UTILITY - WATER	0	15,654		15,654
932-0000	UTILITY - ELECTRIC	0	41,979		41,979
933-0000	UTILITY - GAS	0	12,584		12,584
938-0000	UTILITY - SEWER	0	11,447		11,447
941-0000	MAINTENANCE SALARIES	0	270,332		270,332
942-0100	APPLIANCES	0	10,153		10,153
942-0200	PAINT	0	1,222		1,222

## Trial Balance

For The Period January 2012 - December 2012

Books = Accrual

Account	Description	Balance Forward	Debit	Credit	Ending Balance
942-0300	CLEANING SUPPLIES	0	1,793		1,793
942-0400	HVAC MATERIALS	0	5,332		5,332
942-0500	LANDSCAPING MATERIALS	0	174		174
942-0600	PLUMBING MATERIALS	0	10,331		10,331
942-0700	ELECTRICAL MATERIALS	0	2,021		2,021
942-0850	PEST CONTROL SUPPLIES	0	3,813		3,813
942-0900	MAINTENANCE TOOLS	0	4		4
942-1000	MAINTENANCE MATERIALS	0	29,565		29,565
942-1010	MAINTENANCE EQUIPMENT	0	155		155
942-1100	FEE FOR SERVICE	0	183		183
943-0100	ELEVATORS - CONTRACTED SE	0	11,219		11,219
943-0200	HVAC - CONTRACTED SERV	0	27,547		27,547
943-0500	PEST CONTROL - CONTRACTED	0	3,159		3,159
943-0700	TRASH - CONTRACTED SERV	0	4,302		4,302
943-0750	LANDFILL FEES - CONTRACTED	0	730		730
943-0800	CLEANING - CONTRACTED SER	0	6,700		6,700
943-0900	PAINTING - CONTRACTED SERV	0	8,600		8,600
943-1000	ARBORIST - CONTRACTED SER	0	1,260		1,260
943-1100	CARPET REPL - CONTRACTED	0	64,388		64,388
943-1300	CONCRETE WORK - CONTRACT	0	15,295		15,295
943-1400	ELECTRICAL - CONTRACTED S	0	7,230		7,230
943-1600	PLUMBING - CONTRACTED SER	0	5,238		5,238
943-1700	ROOF REPAIRS - CONTRACTED	0	1,075		1,075
943-1800	VEHICLE MAINTENANCE	0	1,296		1,296
943-1850	MAINTENANCE EQUIPMENT RE	0	141		141
943-1900	WINDOW REPLACEMENT-CONT	0	4,210		4,210
943-2000	INSPECTIONS - CONTRACTED S	0	693		693
943-2100	REOP - Outside Maintenance	0	94		94
943-2500	OTHER - OUTSIDE MAINT	0	8,762		8,762
945-0000	MAINTENANCE EMPLOYEE BEN	0	14,306		14,306
951-0200	FRONT LINE SERVICE FEES	0	8,256		8,256
952-0100	SECURITY & MONITORING	0	11,849		11,849
953-0000	SECURITY EQUIPMENT & MATE	0	1,287		1,287
961-0000	INSURANCE - LIABILITY	0	12,957		12,957
961-0050	INSURANCE - PROPERTY	0	57,005		57,005
964-0000	BAD DEBT EXPENSE	0	402		402
967-0200	INTEREST EXP-BRIDGE X	0	33,677		33,677
967-0201	INTEREST EXP-BRIDGE XI	0	48,403		48,403

**Trial Balance**

For The Period January 2012 - December 2012

Books = Accrual

Account	Description	Balance Forward	Debit	Credit	Ending Balance
967-0300	INTEREST EXP-H.I.O.	0	147,687		147,687
967-0400	INTEREST EXP-OHA LOAN	0	329,771		329,771
967-0501	INTEREST EXP-TIF LOAN	0	14,563		14,563
967-0601	INTEREST EXP - CDBG	0	23,848		23,848
972-0200	CASUALTY LOSS CONTRACTS	0	56,088		56,088
972-0300	CASUALTY LOSS PROCEEDS	0		48,953	-48,953
973-0000	HAP EXPENSE	0			0
973-0500	UTILITY REIMBURSEMENT	0	4,005		4,005
974-0000	DEPRECIATION EXPENSE	0	549,470		549,470
974-0100	AMORTIZATION EXPENSE	0	4,777		4,777
999-0030	TRANSFERS BET PROGRAMS &	0		572,606	-572,606
		<u>0</u>	<u>2,700,960</u>	<u>2,700,960</u>	<u>0</u>